



## ***City of El Paso – City Plan Commission Staff Report***

**(Case will be postponed for an additional two weeks)**

**Case No:** SUSU13-00034 – Delta Divine  
**Application Type:** Resubdivision Combination  
**CPC Hearing Date:** July 25, 2013  
**Staff Planner:** Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)  
**Location:** South of Delta and East of Glenwood  
**Acreage:** 1.896 acres  
**Rep District:** 8  
**Existing Use:** Church  
**Existing Zoning:** R-4 (Residential)  
**Proposed Zoning:** R-4 (Residential)  
**Nearest Park:** Ascarate Park (0.45 mile)  
**Nearest School:** Clardy Elementary School (0.29 mile)  
**Park Fees Required:** \$13,700.00  
**Impact Fee Area:** N/A  
**Property Owner:** El Divino Salvadore Presbyterian Church, Inc.  
**Applicant:** El Divino Salvadore Prebyterian Church, Inc.  
**Representative:** Sitework Engineering, LLC.

### **SURROUNDING ZONING AND LAND USE**

**North:** R-4 (Residential) / Single-family development  
**South:** R-4 (Residential) / Single-family development  
**East:** R-4 (Residential) / Single-family development  
**West:** R-4 (Residential) / Single-family development

**PLAN EL PASO DESIGNATION:** G2 Traditional Neighborhood (Walkable)

### **APPLICATION DESCRIPTION**

The applicant proposes to replat a 1.9-acre parcel into five lots, four of them for duplexes and one for an existing church. The duplex lots vary in size from 7,167 sq. ft. - 9,276 sq. ft. A T Cul-de-sac with a 52' right-of-way to serve the duplex lots is proposed. Access to the subdivision is proposed from Glenwood Street and Delta Drive. The applicant has submitted a waiver for additional street improvements to Delta Drive and Glenwood Street as per Section 19.48.010. Delta is a minor arterial on the City's MTP with 80' existing ROW. Glenwood is a residential street. Both have existing 5' sidewalks adjacent to the curb. This application was reviewed under the current subdivision code.

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 200 feet of the subject property and within the original subdivision on June 10, 2013. The Planning Division received multiple phone calls from residents asking for information about the project and in opposition.

#### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **denial** of Delta Divine on a Resubdivision Combination basis.

#### **Planning Division Recommendation:**

Planning recommends **denial** of Delta Divine until transportation planning comments are addressed. Additionally, the plat does not comply with Section 19.15.120 (Street Offsets) of the subdivision code.

- As per Section 19.15.120 (Street Offsets), the minimum off-set distance between the proposed Divine Street and Medina Street, currently existing, shall be 300'. The applicant is proposing less than the required minimum.

#### **City Development Department – Transportation Planning**

- No access to the subdivision shall be from Delta due to poor visibility. The proposed intersection design does not comply with the intersection sight distance minimum listed in the Geometric Design of Roadways table found in the Design Standards for Construction.

#### **City Development Department - Land Development**

No Objection.

#### **EPWU Stormwater Utility:**

1. Missing pond labels for lots 2 & 3 on Preliminary Plat.
2. Include the following on-site ponding requirements from Section 19.16.060 as notes on the final plat.
3. EPWU recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

#### **Parks and Recreation Department**

We have reviewed **Delta Divine Subdivision**, a resubdivision combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is composed of five (5) lots zoned "R-4" meeting the requirements for Two-family dwelling use; applicant has submitted preliminary covenants restricting the construction of general commercial for the lot where the existing "Church" is located (Lot 1, Block 1) therefore, "Park fees" will be assessed in the amount of **\$13,700.00** based on requirements for Residential Subdivisions calculated as follows:

$$5 \text{ (R-4) Two-family dwelling lots} = 10 \text{ Dwellings @ } \$1,370.00 / \text{ Dwelling} = \mathbf{\$13,700.00}$$

Please allocate generated funds under Park Zone: **C-4**

Nearest Park(s): **De Vargas** & **Modesto Gomez**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

## **El Paso Water Utilities**

We have reviewed the above referenced subdivision plans and provide the following comments:

1. The El Paso Water Utilities – Public Service Board (EPWU-PBS) does not object to this request.

### **EPWU-PSB Comments**

#### **Water:**

2. There is an existing 8-inch diameter water main along Glenwood St. approximately 4 feet west of the subject west property line. This main is available for service.
3. There is an existing 6-inch diameter water main along Delta St. This water main is available for service.
4. A water main extension along Devine St. will be required from the existing 6-inch diameter water main along Delta Dr. to provide water service to the lots 2-5 of the proposed subdivision. The Owner/Developer is responsible for the costs of any necessary extension.
5. EPWU records indicate an active 1-inch water meter serving the subject property. The service address for this meter is 314 S. Glenwood St. and is located off Delta Dr. This water meter serving Lot 1 will have to be relocated to Glenwood St. The Owner/Developer is responsible for the costs of relocation.

#### **Sewer:**

6. There is an existing 8-inch diameter sanitary sewer main along Glenwood St. The main is located approximately 19 feet west of the subject western property line. This sanitary sewer main is available for service.
7. There is an existing 8-inch diameter sanitary sewer main along Delta Dr. This main extends along Delta Dr. approximately 160 feet west from Medina St. west right of way line
8. There is an existing 12-inch diameter force main along Delta Dr. No direct service connections are allowed to this sanitary sewer main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.
9. A sanitary sewer main extension along Devine St. from the existing 8-inch diameter sanitary sewer main that extends along Delta Dr. will be necessary to provide sanitary service to the proposed subdivision. The Owner/Developer is responsible for the costs of any necessary extension.
10. The location of the sanitary sewer service connection to lot 1 is unknown.

#### **Reclaimed Water:**

11. There is an existing 24-inch diameter reclaimed water main (non-potable) along Delta St. approximately 6 feet from the back of curb.

#### **General:**

12. EPWU requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision

plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**911**

No comments received.

**El Paso Department of Transportation**

No comments received.

**El Paso Fire Department**

No comments received.

**Sun Metro**

No comments received.

**Central Appraisal District**

No comments received.

**El Paso Electric Company**

No comments received.

**Texas Gas Company**

No comments received.

**El Paso Independent School District**

No comments received.

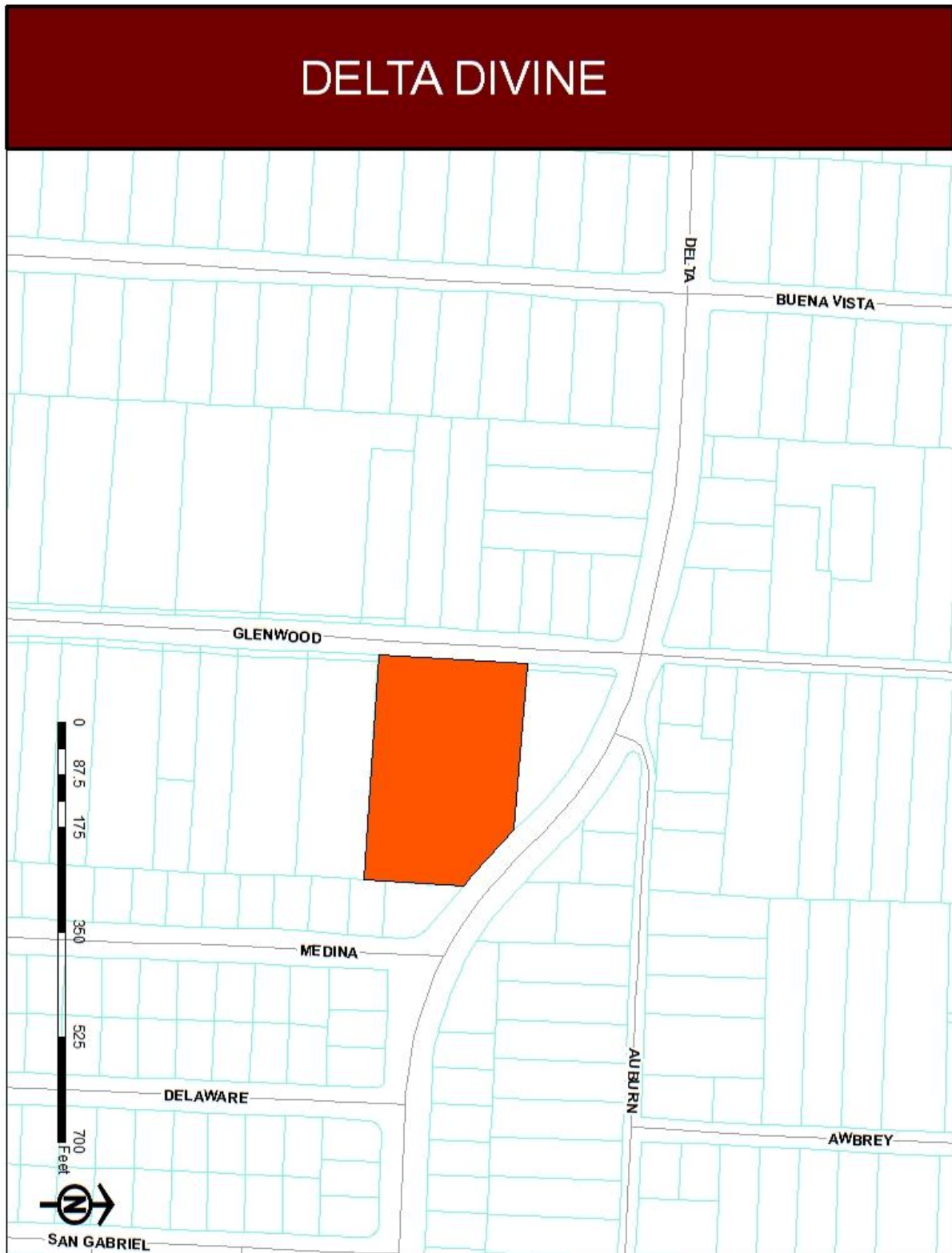
**Additional Requirements and General Comments:**

1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

**Attachments**

1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Waiver Request
6. Application

ATTACHMENT 1





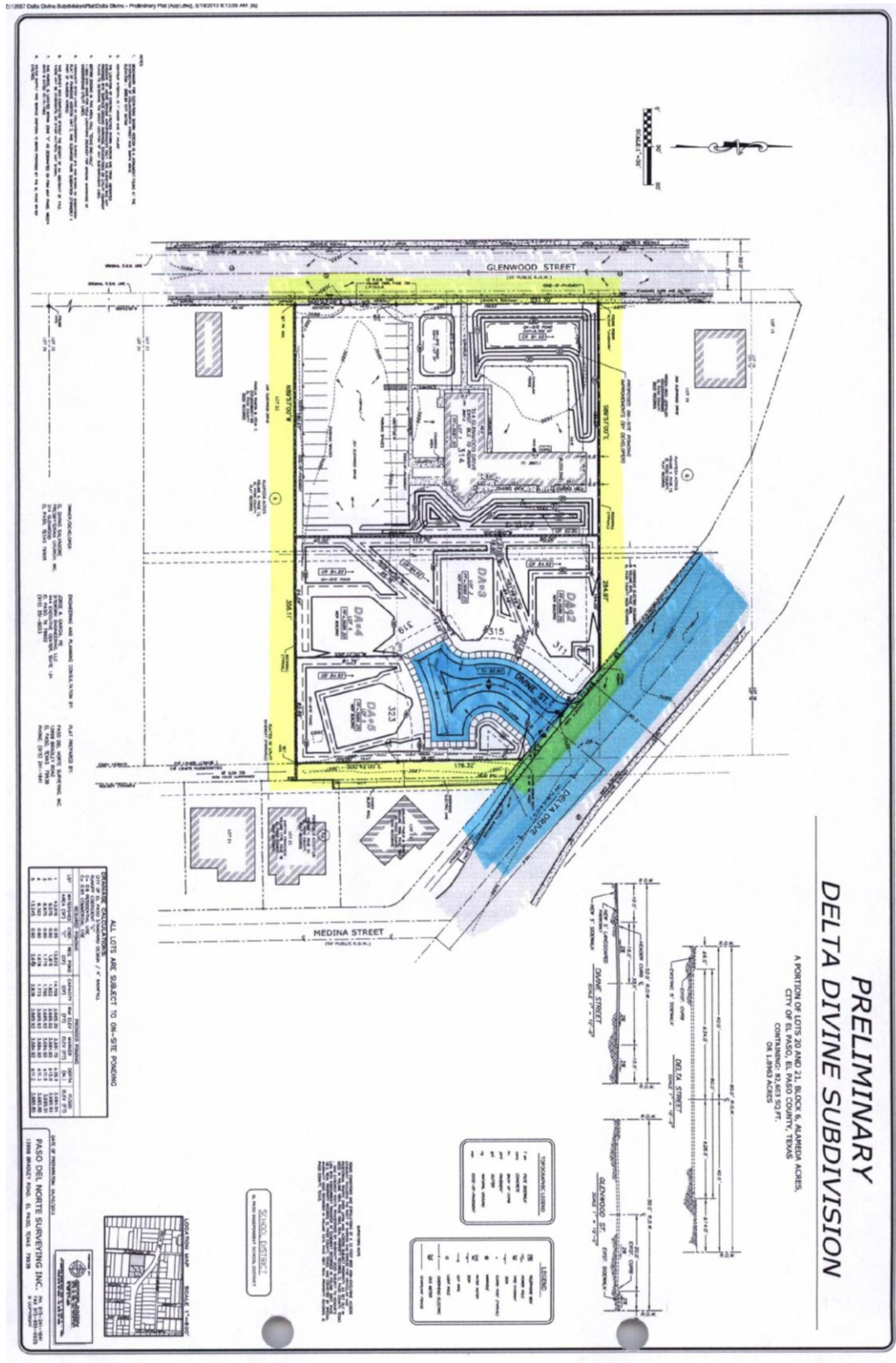
ATTACHMENT 2

# DELTA DIVINE SUBDIVISION

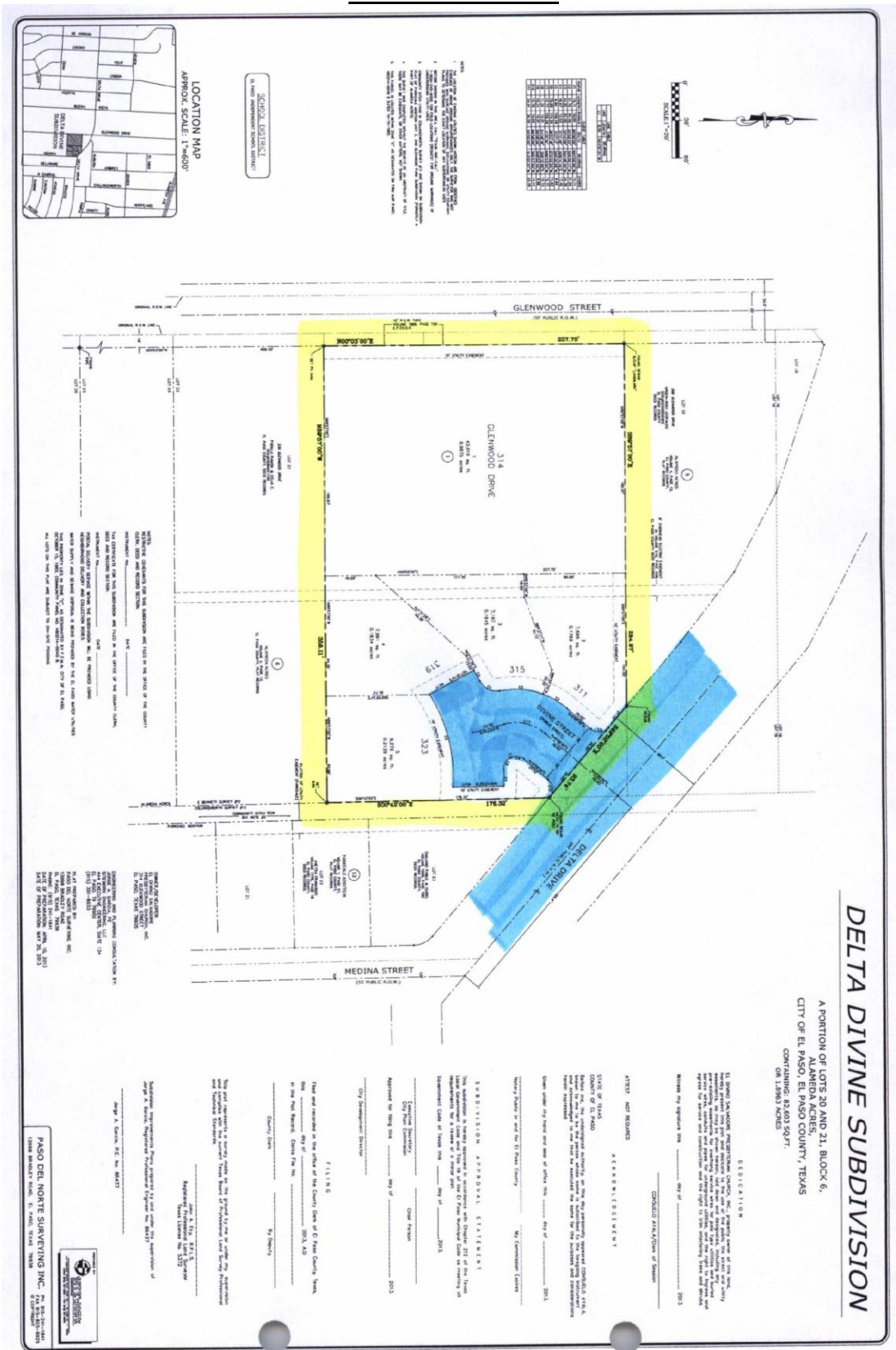




## ATTACHMENT 3



## ATTACHMENT 4





**ATTACHMENT 5**



May 29, 2013

**SENT VIA EMAIL**

Mr. Raul Garcia  
CITY OF EL PASO – Planning Department  
811 Texas Street  
El Paso, TX, 79901

**PROJ: DELTA DIVINE SUBDIVISION**  
**RE: REQUEST OF STREET IMPROVEMENTS WAIVER**

Dear Raul Garcia,

On behalf of the Owner and pursuant to Section 19.48.010 of the City of El Paso Municipal Code, we are submitting this petition to waive the street improvements on Glenwood Street and Delta Street as indicated on your 5-day review comments letter.

We are hereby seeking relief from the current street right-of-way width standards and landscaped parkway requirements. Both, Delta Street and Glenwood Street are not compliant with the current City Code; however, we believe that granting the waiver will not be detrimental to the public health, safety or welfare, or injurious to other property within the area.

We are submitting this letter along with a subdivision application.

Sincerely,  
***SiteWork Engineering, LLC***

A handwritten signature in black ink, appearing to read 'Jorge A. Garcia', written over a horizontal line.

Jorge A. Garcia, PE  
Project Engineer/Owner Representative

cc Mr. William Boyd – Boyd & Associates  
Mr. Bill Schlesinger – Project Vida  
Mr. Eric Hutson – Project Vida

Waiver of Improvements Request.doc

## ATTACHMENT 6



### CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION APPROVAL



DATE: \_\_\_\_\_ FILE NO. SUSU13-00034

SUBDIVISION NAME: DELTA DIVINE

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
A PORTION OF LOTS 20 & 21, BLOCK 6  
ACAMEDA ACRES

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family			Office		
Duplex	<u>0.795</u>	<u>4</u>	Street & Alley	<u>0.164</u>	<u>1</u>
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			<u>CHURCH</u>	<u>0.987</u>	<u>1</u>
School					
Commercial			Total No. Sites		<u>5</u>
Industrial			Total (Gross) Acreage	<u>1.896</u>	

3. What is existing zoning of the above described property? R-4 Proposed zoning? R-4

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No \_\_\_\_\_

5. What type of utility easements are proposed: Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Combination of Both X

6. What type of drainage is proposed? (If applicable, list more than one)  
ON-SITE LOT PONDING

7. Are special public improvements proposed in connection with development? Yes \_\_\_\_\_ No X

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes \_\_\_\_\_ No X  
If answer is "Yes", please explain the nature of the modification or exception \_\_\_\_\_

9. Remarks and/or explanation of special circumstances: PURPOSE OF RESUBDIVISION IS THE DEVELOPMENT OF LAND NOT BEING USED FOR HOUSING WITHIN THE ALLOWABLE USE OF R-4 ZONING.

10. Improvement Plans submitted? Yes X No \_\_\_\_\_

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes \_\_\_\_\_ No X

If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).

- EL DIVINO SALVADORE PRESBYTERIAN CHURCH, INC.  
~~PV606~~ 314 S. GLENWOOD DRIVE, EL PASO, TX 79905
12. Owner of record 3607 RIVERA, EL PASO, TX 79905 533-7057  
(Name & Address) (Zip) (Phone)
13. Developer \_\_\_\_\_  
(Name & Address) (Zip) (Phone) 351-8033
14. Engineer SITENWORK ENGINEERING LLC  
444 EXECUTIVE CENTER BLVD. SUITE 139, EL PASO TX 79902  
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION  
FEE: \$1,083.00

OWNER SIGNATURE Carmela Ayala  
REPRESENTATIVE [Signature]

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.